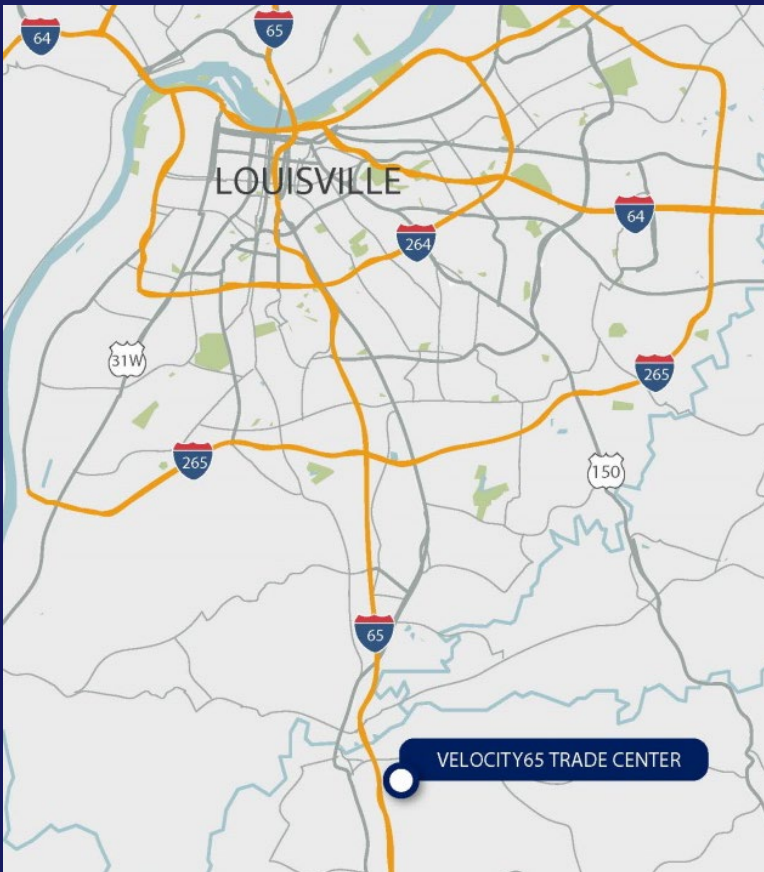


VELOCITY65 TRADE CENTER™

BUILDING 2 FOR LEASE – 908,600 SF DISTRIBUTION FACILITY
SHEPHERDSVILLE, KENTUCKY



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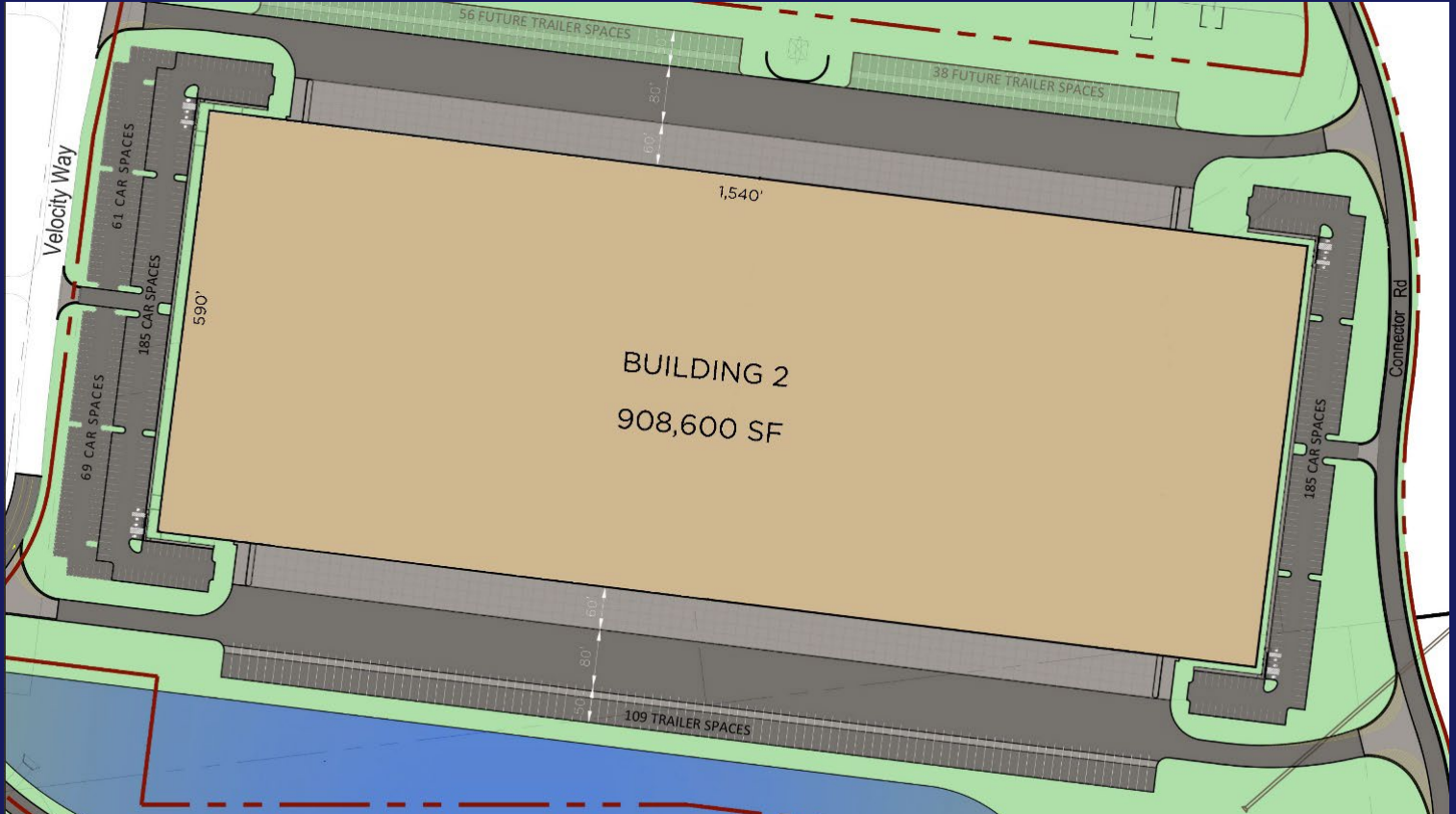
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BUILDING #2 OVERVIEW

WET DETENTION BASIN

Building type:	Bulk distribution / warehouse / e-commerce	Sprinkler:	ESFR
Acreage:	49.30±	Warehouse lighting:	LED – avg. 30fc @ 36" AFF
Loading:	Cross-dock	Flooring:	7" concrete slab (FF50/FL35)
Square feet:	908,600 (590' X 1,540')	Dock doors:	90 (68 furnished with levelers)
Office %:	To suit	Drive-in doors:	Four (4) electric 14' x 14'
Truck Flow:	Available 360-degree truck circulation	Auto parking:	370 stalls (expandable to 494 on site)
Column spacing:	55' x 50'	Trailer parking:	109 stalls (expandable to 203 on site)
Loading bay:	55' x 70'	Truck court depth:	140'
Construction type:	Pre-cast concrete	HVAC:	Energy-efficient air rotation units in warehouse
Clear height:	36'	Power:	<ul style="list-style-type: none"> • Two 2,000-amp services (4,000-amp total) • Up to 20MV from two separate divergent power feeds
Roof:	TPO with LTTR R-value of 20		

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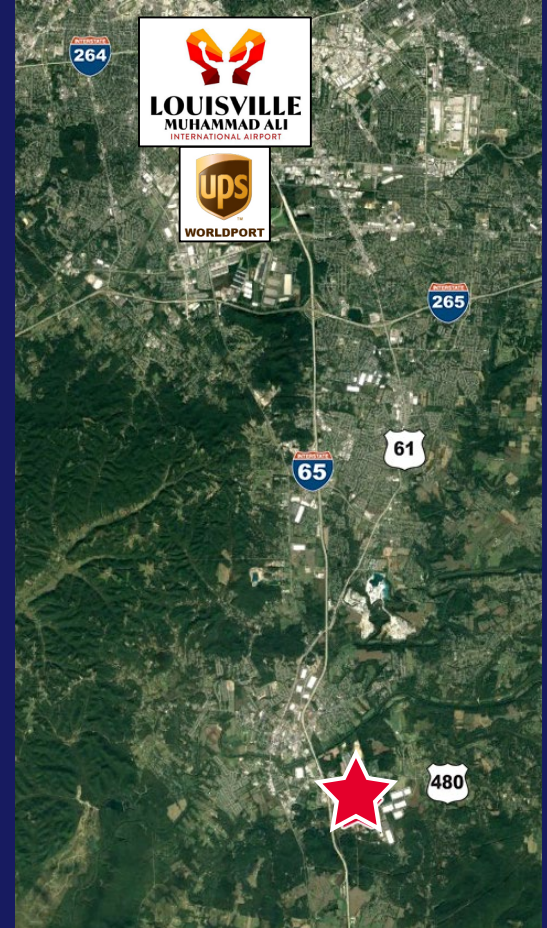
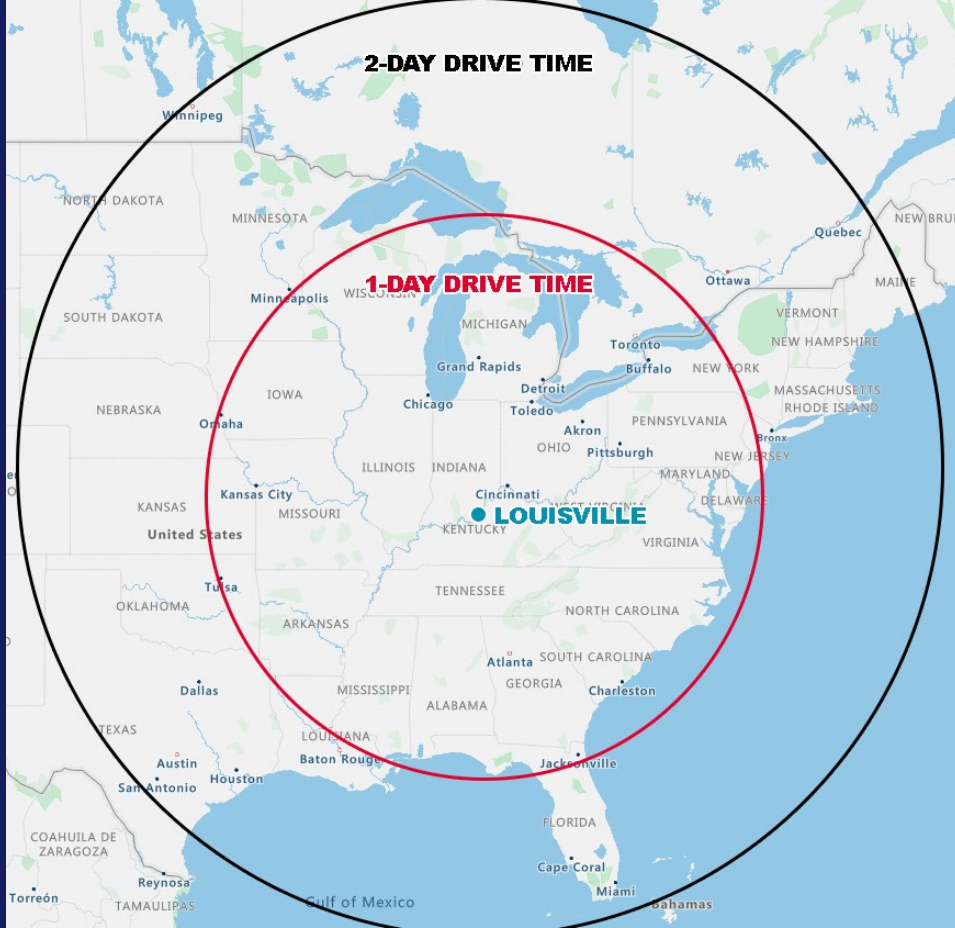
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1 Day Drive – 600 miles – 77,435,890 population reach

2 Day Drive – 1,200 miles – 201,863,900 population reach

*Numbers above are based on truck driving regulations, averaging 12 hours of driving per day at an average speed of 50 mph

UPS Worldport 15 miles

Louisville International Airport 17 miles

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